

FILE NO.: Z-10069

NAME: Our Lady of the Holy Souls Catholic Church – Parking Lot – PD-O

LOCATION: 1015 N. Tyler Street/1016-1020 N. Harrison Street

DEVELOPER:

Greg R. Peckham (Agent)
2222 Cottdale Lane, Suite 220
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Bishop Anthony B. Taylor
PO Box 7239
Little Rock, AR 72217

SURVEYOR/ENGINEER:

Thomas Engineering Company
3810 Lookout Road
NLR, AR 72216

AREA: 0.65 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

WARD: 4 PLANNING DISTRICT: 8 CENSUS TRACT: 15.01

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the property from R-2 to PD-O to allow for the construction of an off-street surface parking lot for Our Lady of the Holy Souls Catholic Church and School Campus. The property is located within the Hillcrest Design Overlay District.

B. EXISTING CONDITIONS:

Lots 1 & 2, Block 9, Hollenberg Addition, contain an existing single-family residence, one (1) on each lot, within the eastern portion of the proposed parking lot. Lots 9 & 10, Block 9, Hollenberg Addition contains two (2) accessory structures along the south property line. The remaining portions of Lots 9 & 10, Block 9, Hollenberg Addition are undeveloped. Properties in the general area contain a mixture of residential zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

1. LRWRA has manholes near the area of interest. Please ensure that no manholes are covered.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water must be met.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the

intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. The construction of gates shall be of material that allows manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.

7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

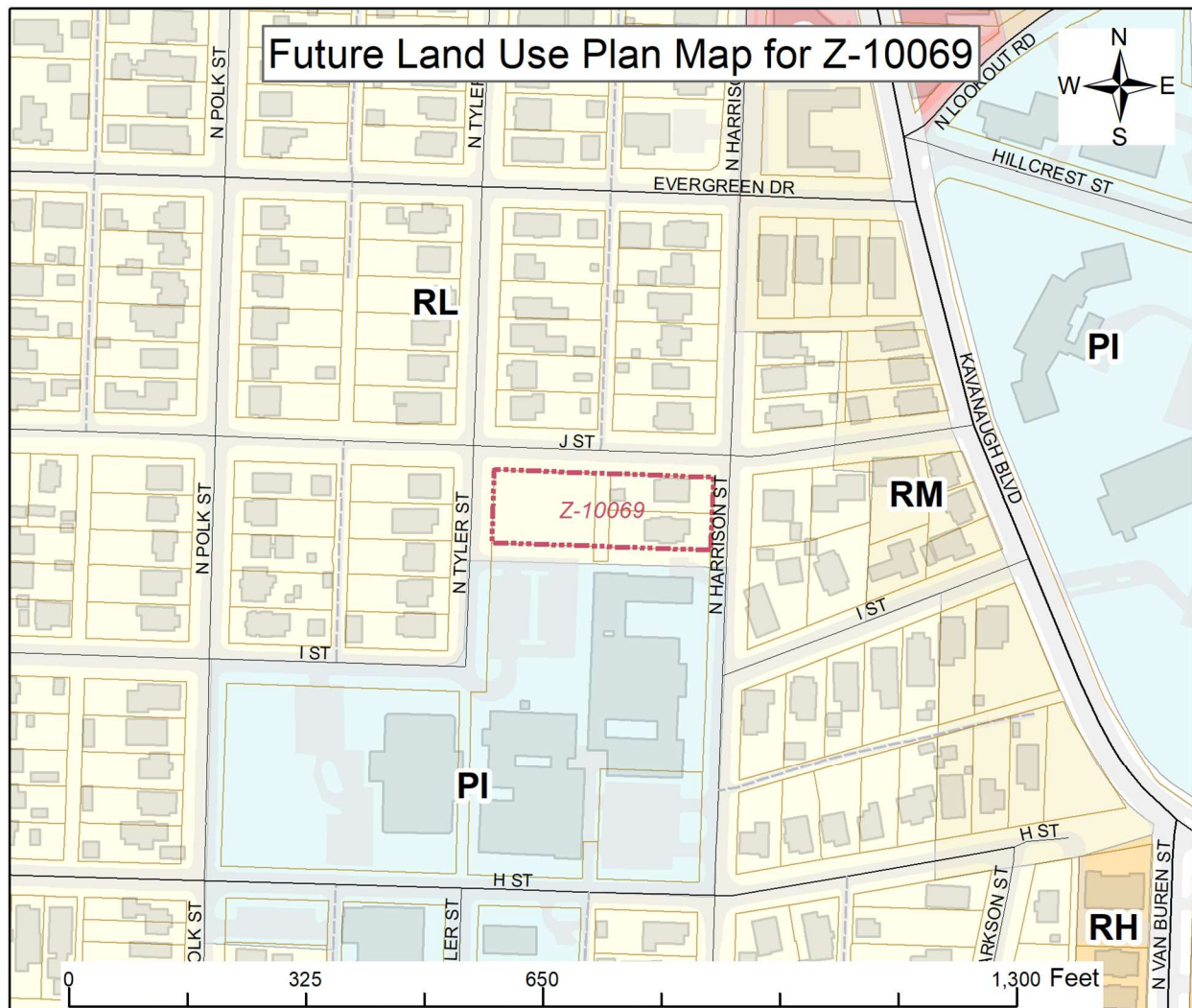
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Heights/Hillcrest Planning District. The Land Use Plan shows The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from R-2 to CUP.

Surrounding the application area, to the east, north, and west of the site is RL developed with single family residences. South of the site is a faith based institution and school in PI.



The subject site is located in the Hillcrest Design Overlay District (Ord. 20223).

Master Street Plan:

N. Harrison Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.



Bicycle Plan:

N. Harrison Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources. However, the application may have an adverse effect on unidentified historic resources. The subject properties contain two residential structures at 1016 and 1020 N. Harrison, Lots 1 and 2 of Block 9 of the Hollenberg Addition (platted 1904). The single-story bungalow structure at 1016 N. Harrison was likely constructed c. 1910-1920 in the Craftsman style. The two-story structure at 1020 N. was likely

constructed c. 1900-1910 and uniquely displays a front-facing gambrel roof form with Craftsman detailing.

These structures abut the Hillcrest Historic District to the east. The Arkansas Historic Preservation Program has performed a preliminary review of the structures and has determined that they would likely be eligible within a district context if they were within a National Register Historic District.

The Historic Preservation Plan advocates for the increased identification and recognition of Little Rock's historic resources and increased effectiveness and coordination with the review of development plans. Staff advocates that future proposed development of the site considers its potential adverse impacts to the potentially eligible historic resource and invites a future development plan that incorporates and retains the sites or considers the relocation of the sites to vacant lots within the historic Hollenberg Addition or the Hillcrest Historic District.

H. ANALYSIS:

The applicant is requesting to rezone the property from R-2 to PD-O to allow for the construction of an off-street surface parking lot for Our Lady of the Holy Souls Catholic Church and School Campus.

Lots 1 & 2, Block 9, Hollenberg Addition, contain an existing single-family residence, one (1) on each lot, within the eastern portion of the proposed parking lot. Lots 9 & 10, Block 9, Hollenberg Addition contains two (2) accessory structures along the south property line. The remaining portions of Lots 9 & 10, Block 9, Hollenberg Addition are undeveloped. Properties in the general area contain a mixture of residential zoning and uses in all directions.

The property is located within the Hillcrest Design Overlay District. Section 36-434.15, B.3. of the City's Zoning Ordinance (Hillcrest DOD regulations) states that no parking is to be located within the front yard setback of lots. Portions of the proposed parking lot will be located within the front 25 foot setback of the lots fronting N. Harrison Street and N. Tyler Street. As such, the ordinance requires that the parking lot be reviewed through the planned development rezoning process and not a conditional use permit, which would typically be required.

Two (2) points of ingress/egress are proposed for the parking lot: An eighteen (18) foot wide driveway extending from "J" Street to the north and a twenty-five (25) foot wide driveway extending from N. Harrison Street.

The applicant proposed developing the parking lot in two (2) phases:

- The Phase I expansion will include 33 total parking spaces within the west half of the property.

ADA parking spaces will be provided within the existing parking area to the south.

- The Phase II expansion will include twenty-seven (27) additional parking spaces within the east half of the property, and removal of two (2) residential structures.

The development of the parking lot will service the campus to the south.

The applicant is not proposing additional signage at this time. Any new signage must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in institutional and office zones).

The applicant is not proposing to site any dumpsters at this time. Any dumpsters installed on the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is not proposing additional site lighting at this time. Any new site lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested PD-O rezoning. The new facility is expected to help relieve on-street parking congestion in the neighborhood currently experienced during parish activities. In addition, to help mitigate the visual impact of the new lot, every effort will be made to retain as many of the mature trees on-site as possible.

Staff feels that the proposed parking lot expansion will be a positive for properties in the general area, and should not have an adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the PD-O rezoning, subject to compliance with the comments and conditions outlined in paragraphs E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(DECEMBER 12, 2024)

The item was deferred to the January 9, 2025, agenda as the applicant failed to notify surrounding property owners as required.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The item was deferred to the March 13, 2025 agenda at the request of the applicant.

PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The applicant was present. Staff presented the item, and a recommendation of approval as outlined in the “staff analysis” above. The item was taken off the Consent Agenda for Approval. There were eleven (11) persons registered in opposition. Craig Berry, Carol Young, Tricia Bean, Bob Keltner, Melinda Glasgow, Antoinette Johnson, Tracy Tackett, Clay Mercer, Heather Mercer, Bryan Lynch and Jonell Lynch voiced concerns about the tree canopy, traffic issues, needing to preserve the older house that is on the property now, and run-off issues. After much discussion there was a motion to approve the application. There was a second. The vote was 5 ayes, 3 nays, 2 absent and 1 open position. The application was denied due to the fact that there were not 6 or more votes to approve.